

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA

BEAVERTON CITY HALL

COUNCIL CHAMBERS

4755 SW GRIFFITH DRIVE

BEAVERTON, OR 97005

MARCH 27, 2002

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCES

1. VOICESTREAM MONOPOLE AT SW 1st STREET

(Continued from February 13, 2002)

The proposed development is generally located on the south side of SW 1st Street, between SW Angel Avenue and SW Watson Avenue. The development site can be specifically identified as 12650 SW 1st Street, Tax Lot 4200 of Washington County Tax Assessor's Map 1S1-16AD. The affected parcel is zoned Regional Center – Old Town (RC-OT) and totals approximately 0.11 acres in size.

CUP2001-0030: Conditional Use Permit (Public Hearing)

Request for Planning Commission approval of a Conditional Use Permit (CUP-R) to place a monopole on the development site. A Conditional Use Permit is required to locate a utility facility within the RC-OT zoning district. In taking action on the proposed development, the Planning Commission shall base its decision on the approval criteria listed in Section 40.05.15.2.C.

NEW BUSINESS

PUBLIC HEARINGS

REZONES

The purpose of the following applications is to apply the zoning designations that are appropriate to implement new Comprehensive Plan designations for specific properties that went into effect on February 7, 2002. Each zone change will most closely match the City Comprehensive Plan Designation of Corridor that was recently applied to these parcels as well as the density of the existing development. The uses allowed by each proposed zoning district can be referred to in the Beaverton Development Code.

1. RZ2002-0001 - WATERHOUSE PLACE APARTMENTS RZ, ZONING MAP AMENDMENT

The property is now zoned "R-1" (Urban High Density with a maximum of one dwelling unit for every 1,000 square feet of land area), "R-2" (Urban Medium Density with a maximum density of one dwelling unit for every 2,000 square feet of land area, and "R-5" (Urban Standard Density with a maximum density of one dwelling unit for every 5,000 square feet of land area). The southern parcel (Tax Lot 1N132CC 04400) is proposed to be changed from "R-1", "R-2" and "R-5" to all Urban High Density "R-1" which allows a maximum density of one dwelling unit for every 1,000 square feet of land area and the northern parcel (Tax Lot

1N132CB 13800) is proposed to be changed from "R-5" to Urban Medium Density "R-4" which allows a maximum density of one dwelling unit for every 4,000 square feet of land area.

2. RZ2002-0002 - ALTERRA MEMORY CARE CENTER RZ, ZONING MAP AMENDMENT

This proposal includes Alterra Memory Care Center (Tax Lot 1N131DD 00400), Waterhouse RV Storage (Tax Lot 1N131DD 06800) and the Stonegate Monument Sign (Tax Lot 1N131DD 00500). The property is now zoned "R-7", which is intended for Urban Standard Density, at a maximum density of one dwelling unit for every 7,000 square feet of land area and also allows for residential care facilities and storage yards as Conditional Uses. The three parcels are proposed to be changed to Urban Medium Density "R-2" which allows a maximum density of one dwelling unit for every 2,000 square feet of land area and also allows for residential care facilities and storage yards as Conditional Uses.

3. RZ2002-0003 - SORRENTO BLUFF APARTMENTS RZ, ZONING MAP AMENDMENT

The property is now zoned "R-7", which is intended for Urban Standard Density, at a maximum density of one dwelling unit for every 7,000 square feet of land area. The parcel is proposed to be changed to Urban Medium Density "R-3.5" which allows a maximum density of one dwelling unit for every 3,500 square feet of land area. Tax Lot 08200; Map 1S1 28BC.

4. RZ2002-0004 - KNOLLHURST CONDOMINIUMS AND HYLAND HILLS TOWNHOMES RZ, ZONING MAP AMENDMENT

The property is now zoned "R-7", which is intended for Urban Standard Density, at a maximum density of one dwelling unit for every 7,000 square feet of land area. The two parcels are proposed to be changed to Urban Medium Density "R-4" which allows a maximum density of one dwelling unit for every 4,000 square feet of land area. Tax Lot 90000; Map 1S1 21BC (Knollhurst) and Tax Lot 90000; 1S1 21CB (Hyland Hills).

5. RZ2002-0005 - ON THE GREEN CONDOMINIUMS AND CONESTOGA APARTMENTS RZ, ZONING MAP AMENDMENT

The property is now zoned "R-7", which is intended for Urban Standard Density, at a maximum density of one dwelling unit for every 7,000 square feet of land area. The four parcels are proposed to be changed to Urban Medium Density "R-3.5" which allows a maximum density of one dwelling unit for every 3,500 square feet of land area. Tax Lot 90000; Map 1S1 34BA (On The Green Condominiums), Tax Lot 00200; Tax Lot 00300; and Tax Lot 00400; Map 1S1 34BA (Conestoga Apartments).

6. RZ2002-0006 - TUALAWAY RESIDENTIAL RZ, ZONING MAP AMENDMENT

The purpose of the application is to apply a General Commercial (GC) zoning designation to Tax Lots 00800 and 00900 on Tax Map 1S1 16BA. The two properties are now zoned "R7", which is intended for "Urban Standard Density" residential development, at a maximum density of one dwelling unit for every 7,000 square feet of land area. The proposed zone is appropriate to implement a new Comprehensive Plan designation of Corridor for the subject properties that went into effect on February 7, 2002. The uses allowed by the General Commercial zone can be referred to in the Beaverton Development Code.

APPROVAL OF MINUTES

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.